

MAP 105-616-78
 10
 E.D. 2
 DATE 1/15/87
 200 1/15/87
 1000 1/15/87
 OF

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 100.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Temporary Use (approx. 5 mos.) of a residential house trailer on a residential lot in the Granite area during construction of permanent residence at same site.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
 (Type or Print Name) _____ (Type or Print Name) _____
 Signature _____ Signature _____
 Address _____ Address _____
 City and State _____ City and State _____
 Attorney for Petitioner: _____
 (Type or Print Name) _____
 Address _____
 City and State _____
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
 City and State _____
 Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of February, 1986, at 11:30 o'clock.

Call John
 Zoning Commissioner of Baltimore County.

Mr. A. Robert Spezzano
 Mrs. Cheryl T. Spezzano
 134 Quincy Avenue
 Dedham, Massachusetts 02026

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
 Reg. @ NE/Cor. of Herwood Rd. and Offutt Ct.
 2nd Election District
 Petitioners: A. Robert Spezzano, et ux
 Case No. 86-313-SPH

TIME: 11:30 a.m.

DATE: Wednesday, February 19, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE 1/26/86 ACCOUNT 86-01-676-074

AMOUNT \$ 35

RECEIVED FROM *Call*

FOR *Filing Petition 214*

VALIDATION OR SIGNATURE OF COMPUTER

IN RE: PETITION SPECIAL HEARING
 Beginning at the NE/corner
 of Herwood Road and Offutt
 Court - 2nd Election District

A. Robert Spezzano, et ux,
 Petitioners

ORDER

Pursuant to a letter to the Zoning Office, dated December 30, 1985, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of January, 1986, that the above-referenced matter be and is hereby DISMISSED without prejudice.

Call John
 Zoning Commissioner of Baltimore County

cc: Mr. & Mrs. A. Robert Spezzano
 Mr. F. P. Todd, Jr.
 People's Counsel

ORDER RECEIVED FOR FILING
 DATE January 29, 1986
 BY *Call John*
 ADMINISTRATIVE ASSISTANT

PETITION FOR SPECIAL HEARING 2nd Election District

LOCATION: Beginning at Northeast Corner of Herwood Road and Offutt Court

DATE AND TIME: Wednesday, February 19, 1986, at 11:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to approve temporary use (approximately 8 months) of a residential house trailer on a residential lot in the Granite area during construction of permanent residence at same site.

Being the property of A. Robert Spezzano, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JARLOM
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting January 21, 86

Posted for: Special Hearing

Petitioner: A. Robert Spezzano, et ux

Location of property: Reg. NE/Corner of Herwood Road & Offutt Ct.

Location of Sign: NE/Corner of Herwood Road and Offutt Court

Remarks: *Call John*

Posted by: *Call John* Date of return: January 31, 86

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 30, 1986

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, MD, appearing on January 30, 1986.

THE JEFFERSONIAN

18 Kentish
 Publisher

Cost of Advertising

27.50

PETITION FOR SPECIAL HEARING
 LOCATION: Beginning at Northeast Corner of Herwood Road and Offutt Court
 DATE AND TIME: Wednesday, February 19, 1986, at 11:30 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
 Petition for Special Hearing to approve temporary use (approximately 8 months) of a residential house trailer on a residential lot in the Granite area during construction of permanent residence at same site.

86-313-SPH

Case No. 86-313-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
day of January, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner: A. Robert Spezzano, et ux
Received by: James E. Dyer, Jr.
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-313-SPH

Date: January 31, 1986

In view of the subject of this petition, this office offers
no comment.

NEG:JHR:slm

Norman E. Gerber, AICP
Director

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
January 23, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. and Mrs. A. Robert Spezzano
134 Quincy Avenue
Bedham, Mass. 02026

RE: Item No. 214 - Case No. 86-313-SPH
Petitioners - A. Robert Spezzano, et ux
Special Hearing Petition

MEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Dear Mr. and Mrs. Spezzano:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer, Jr.
Chairman
Zoning Plans Advisory Committee

JED:nrr

Enclosures

cc: Mr. P. R. Todd, Jr.
19 Holmes Avenue
Catonsville, Maryland 21228

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

NORMAN E. GERBER
DIRECTOR

JANUARY 24, 1986

Re: Zoning Advisory Meeting of December 10, 1985
Item # 214
Property Owner: A. ROBERT SPEZZANO, et ux
Location: NE CORNER OF HERWOOD RD.
AND OFFUTT COURT

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

☒ There are no site planning factors requiring comment.
☒ A County Review Group Meeting is required.
☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
☒ A record plat will be required and must be recorded prior to issuance of a building permit.
☒ The access is not satisfactory.
☒ The circulation on this site is not satisfactory.
☒ The parking arrangement is not satisfactory.
☒ Parking calculations must be shown on the plan.
☒ This property contains soils which are defined as wetlands, and development on or alteration of the floodplain is prohibited under the provisions of Section 22-108 of the Baltimore County Code.
☒ Regulations.
☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
☒ The amended Development Plan was approved by the Planning Board on 1/13/86.
☒ Zoning: Must comply with Baltimore County Land Use Manual, 1111-178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
☒ The property is located in a deficient service area as defined by 1111-178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
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☒ The property is located in a deficient service area as defined by 1111-178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:

cc: James Howell

Norman E. Gerber
Chief, Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4000

PAUL H. REINCKE
CHIEF

December 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: A. Robert Spezzano, et ux
Location: NE corner Herwood Road and Offutt Court

Item No.: 214 Zoning Agenda: Meeting of December 10, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comment at this time.

Reviewed and approved: John F. O'Neill
Planning Group
Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

December 27, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 214, Zoning Advisory Committee Meeting are as follows:

Property Owner: A. Robert Spezzano, et ux
Location: NE corner of Herwood Road and Offutt Court
District: 2nd.

APPLICABLE TYPES AND CODES:

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 617-85, the Maryland Code for the Handicapped and Age (A.S.D. 617-85 - 1980) and other applicable Code and Standards.

() A building and other miscellaneous permits shall be required before the start of any construction.

() Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.

() Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Stamped seals are not acceptable.

() All Use Groups except Sub-Group Family Detached dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. Sub-Group requires a one hour wall if closer than 3'-0" to an interior lot line. Any wall built up on interior lot line shall require a fire on party wall. See Table 101, Section 102, Section 106.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

() The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

() For mobile home

() The requested variance appears to conflict with Section(s) 613.0 of the Baltimore County Building Code.

() When filing for a required Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from the _____ to the _____ or to Mixed Use. See Section 112 of the Building Code.

() The proposed sign appears to be located in a Flood Plain, Flood Division. Please see the attached copy of Section 105.0 of the Building Code as adopted by Bill 617-85. Site plans shall show the current elevations above sea level for the lot and the finish floor levels including basement.

() Comments:

() These abbreviated comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 105, Site Copy Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

111 W. Chesapeake Ave.
Towson, MD 21204

12/27/85

BALTIMORE COUNTY DEPARTMENT OF HEALTH

12/13/85
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 214, Zoning Advisory Committee Meeting of Dec. 10, 1985

Property Owner: A. Robert Spezzano

Location: NE corner of Herwood Rd. & Offutt Court District 2nd

Water Supply Private Sewage Disposal Private

COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

() A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 214 Zoning Advisory Committee Meeting of 12/13/85
Page 2

() Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.

() Soil percolation tests (have been/must be) conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Application.

() Prior to company approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

() If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.

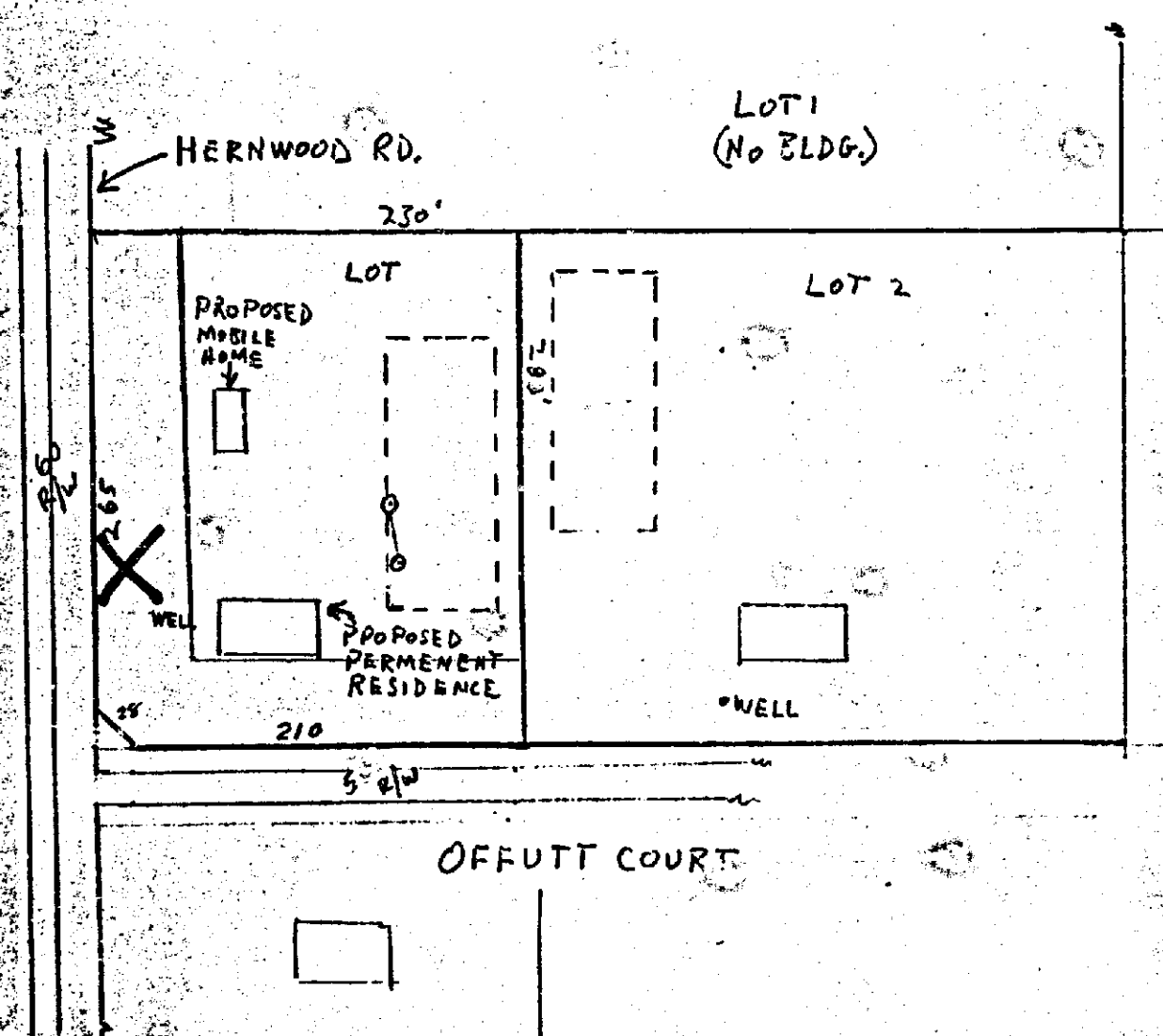
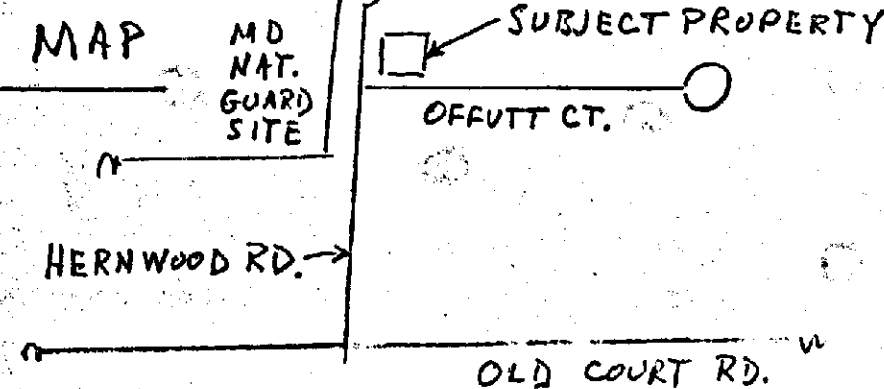
() Others: Petitioner must apply for a trailer permit however, the trailer permit cannot be approved until the septic system is installed and inspected. In addition, the mobile home should be disconnected from the septic system and removed when the house is completed.

12/13/85

James E. Dyer, Jr.
Chairman
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

VICINITY MAP



PLAT FOR ZONING VARIANCE

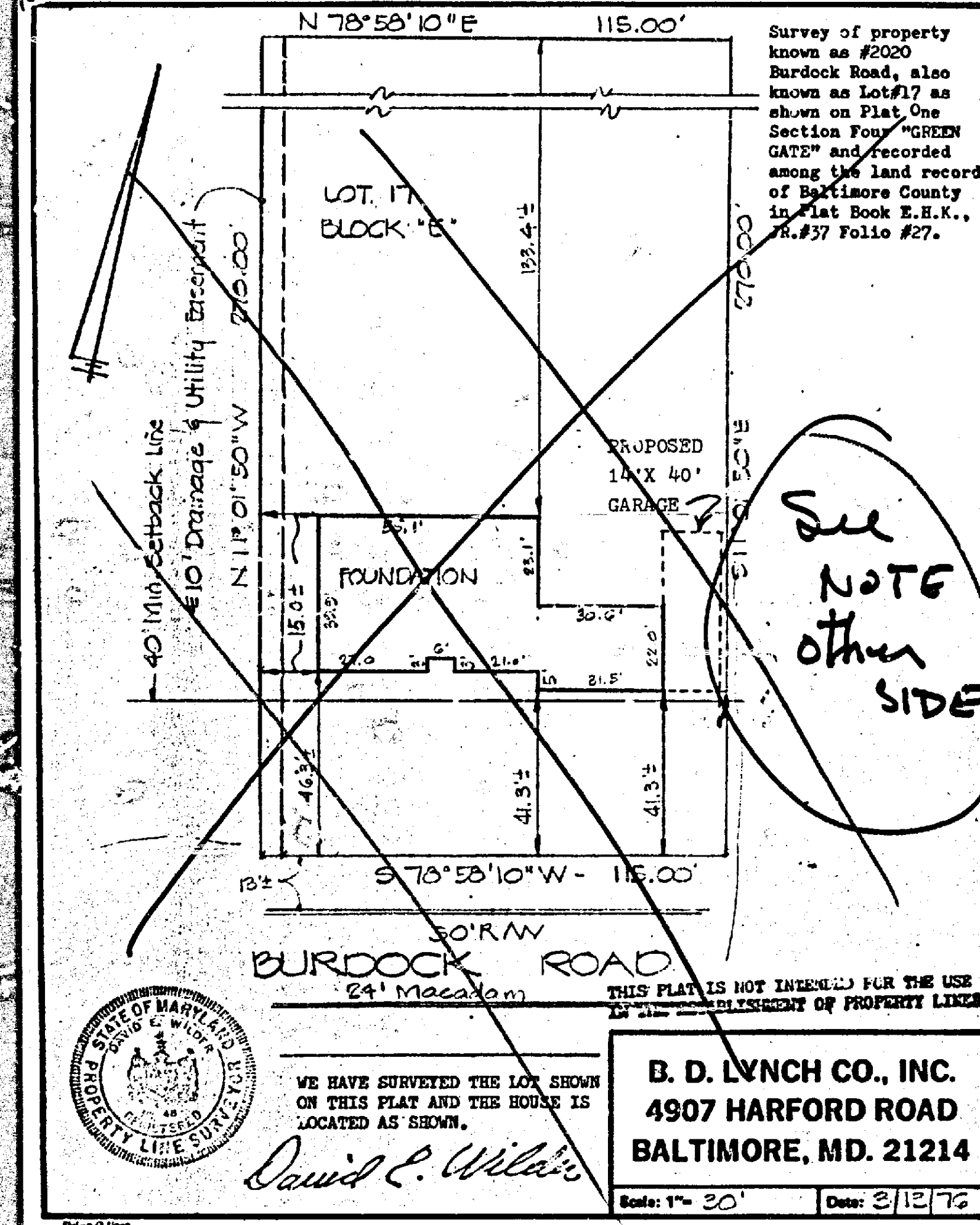
OWNER - ROBERT & CHERYL SPEZZANO

DISTRICT - 2, ZONED RC5 (RDP)

SUBDIVISION - OFFUTT MANOR - LOT 3 - BOOK 40 - FOLIO 94

SCALE 1" = 100'

1 Sign #214



ZONING DESCRIPTION

Beginning on the northeast corner of Hernwood Road and Offutt Court
Being Lot 3 in the subdivision of Offutt Manor.
Book No. 40 Folio 94

MAP NO. 51
 1P
 E.D. 2
 DATE 1/15/87
 200 1/15/87
 1000 1/15/87
 OF

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 100.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Temporary Use (approx. 5 mos.) of a residential house trailer on a residential lot in the Granite area during construction of permanent residence at same site.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
 (Type or Print Name) _____ (Type or Print Name) _____
 Signature _____ Signature _____
 Address _____ Address _____
 City and State _____ City and State _____
 Attorney for Petitioner: _____
 (Type or Print Name) _____
 Address _____
 City and State _____
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
 City and State _____
 Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of February, 1986, at 11:30 o'clock.

Call John
 Zoning Commissioner of Baltimore County.

Mr. A. Robert Spezzano
 Mrs. Cheryl T. Spezzano
 134 Quincy Avenue
 Dedham, Massachusetts 02026

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
 Reg. @ NE/Cor. of Herwood Rd. and Offutt Ct.
 2nd Election District
 Petitioners: A. Robert Spezzano, et ux
 Case No. 86-313-SPH

TIME: 11:30 a.m.

DATE: Wednesday, February 19, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE 1/26/86 ACCOUNT 86-01-076-074

AMOUNT \$ 35

RECEIVED FROM *Call*

FOR *Filing Petition 214*

VALIDATION OR SIGNATURE OF COMPUTER

IN RE: PETITION SPECIAL HEARING
 Beginning at the NE/corner
 of Herwood Road and Offutt
 Court - 2nd Election District

A. Robert Spezzano, et ux,
 Petitioners

ORDER

Pursuant to a letter to the Zoning Office, dated December 30, 1985, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of January, 1986, that the above-referenced matter be and is hereby DISMISSED without prejudice.

Call
 Zoning Commissioner of Baltimore County

cc: Mr. & Mrs. A. Robert Spezzano
 Mr. F. P. Todd, Jr.
 People's Counsel

ORDER RECEIVED FOR FILING
 DATE January 29, 1986
 BY *Call*
 ADMINISTRATIVE ASSISTANT

PETITION FOR SPECIAL HEARING 2nd Election District

LOCATION: Beginning at Northeast Corner of Herwood Road and Offutt Court

DATE AND TIME: Wednesday, February 19, 1986, at 11:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to approve temporary use (approximately 8 months) of a residential house trailer on a residential lot in the Granite area during construction of permanent residence at same site.

Being the property of A. Robert Spezzano, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JARLOM
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd
 Date of Posting January 21, 86
 Posted for: Special Hearing
 Petitioner: A. Robert Spezzano et ux
 Location of property: Reg. NE/Cor. of Herwood Road & Offutt Ct.
 Location of Sign: NE/Cor. of Herwood Road and Offutt Court
 Remarks: *Call*
 Posted by: *Call*
 Date of return: January 31, 86
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 30, 1986
 THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, MD, appearing on January 30, 1986.

THE JEFFERSONIAN
18 Kentish
 Publisher

Cost of Advertising
 27.50

PETITION FOR SPECIAL HEARING
 LOCATION: Beginning at NE/Corner of Herwood Road and Offutt Court
 DATE AND TIME: Wednesday, February 19, 1986, at 11:30 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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 Petition for Special Hearing to approve temporary use (approximately 8 months) of a residential house trailer on a residential lot in the Granite area during construction of permanent residence at same site.

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
 Beginning NE/Corner Herwood Rd. & Offutt Ct., 2nd District : OF BALTIMORE COUNTY

A. ROBERT SPEZZANO, et ux, : Case No. 86-313-SPH
 Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
 Phyllis Cole Friedman
 People's Counsel for Baltimore County

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Room 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 24th day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. A. Robert Spezzano, 134 Quincy Ave., Dedham, MASS. 02026, Petitioners; and Mr. F. R. Todd, Jr., 19 Holmes Ave., Catonsville, MD 21228, Petitioners' Representative.

Peter Max Zimmerman
 Peter Max Zimmerman

86-1399
 30 Dec 85
 Mr. & Mrs. A. Robert Spezzano
 So F. R. Todd Jr
 19 Holmes Ave.
 Catonsville, Md 21228

By *Call*
 Zoning Office
 Baltimore Co. - Court House
 Towson, Md
 Attn: Mr. Swan

Dear Sir,
 On 20 Nov 85, I submitted a request for review concerning a house trailer/mobile home in Offutt Manor, Woodstock, Please, withhold further action! This confirms my telephone call to your office in this regard.

Sincerely
Call

Case No. 86-313-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
day of January, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner: A. Robert Spezzano, et ux
Received by: James E. Dyer, Jr.
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

Date: January 31, 1986

SUBJECT: Zoning Petition No. 86-313-SPH

In view of the subject of this petition, this office offers
no comment.

NEG:JGR:slm

James E. Dyer, Jr.
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
January 23, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. and Mrs. A. Robert Spezzano
134 Quincy Avenue
Bedham, Mass. 02026

RE: Item No. 214 - Case No. 86-313-SPH
Petitioners - A. Robert Spezzano, et ux
Special Hearing Petition

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Dear Mr. and Mrs. Spezzano:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer, Jr.
Chairman
Zoning Plans Advisory Committee

JED:nrr

Enclosures

cc: Mr. P. R. Todd, Jr.
19 Holmes Avenue
Catonsville, Maryland 21228

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

NORMAN E. GERBER
DIRECTOR

JANUARY 24, 1986

Re: Zoning Advisory Meeting of December 10, 1985
Item # 214
Property Owner: A. ROBERT SPEZZANO, et ux
Location: NE CORNER OF HERWOOD RD.
AND OFFUTT COURT

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

☒ There are no site planning factors requiring comment.
☒ A County Review Group Meeting is required.
☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
☒ A record plat will be required and must be recorded prior to issuance of a building permit.
☒ The access is not satisfactory.
☒ The circulation on this site is not satisfactory.
☒ The parking arrangement is not satisfactory.
☒ Parking calculations must be shown on the plan.
☒ Development on these soils which are defined as wetlands, and construction in or alteration of the floodplain is prohibited under the provisions of Section 22-108 of the Development Regulations.
☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
☒ The amended Development Plan was approved by the Planning Board on 1/13/85.
☒ Zoning: Must comply with Baltimore County Land Use Manual, 1111-178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
☒ The property is located in a deficient service area as defined by 1111-178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
☒ The property is located in a deficient service area controlled by a "D" level intersection as defined by 1111-178-79, and as conditions change are reevaluated annually by the County Council.
Additional comments:

cc: James Howell

Norman E. Gerber
Director, Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4000

PAUL H. REINCKE
CHIEF

December 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: A. Robert Spezzano, et ux
Location: NE corner Herwood Road and Offutt Court

Item No.: 214 Zoning Agenda: Meeting of December 10, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comment at this time.

Reviewed and approved: John F. O'Neill
Planning Group
Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

December 27, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 214: Zoning Advisory Committee Meeting are as follows:

Property Owner: A. Robert Spezzano, et ux
Location: NE corner of Herwood Road and Offutt Court
District: 2nd.

APPLICABLE TYPES AND CODES:

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 617-85, the Maryland Code for the Handicapped and Age (A.S.D. 617-85 - 1980) and other applicable Code and Standards.

() A building and other miscellaneous permits shall be required before the start of any construction.

Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.

Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Stamped seals are not acceptable.

1. All Use Groups except B-4 Single Family Detached dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built up an interior lot line shall require a fire on party wall. See Table 101, Section 102, Section 106.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

2. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

For mobile home

() The requested variance appears to conflict with Section(s) 613.0 of the Baltimore County Building Code.

3. When filing for a required Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from the _____ to the _____ or to Mixed Use. See Section 112 of the Building Code.

4. The proposed sign appears to be located in a Flood Plain, Flood Division. Please see the attached copy of Section 105.0 of the Building Code as adopted by Bill 617-85. Site plans shall show the current elevations above sea level for the lot and the finish floor levels including basement.

5. Comments:

6. These abbreviated comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 105, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

1/22/86

John F. O'Neill
Director, Permits & Licenses

BALTIMORE COUNTY DEPARTMENT OF HEALTH

12/13/85
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 214, Zoning Advisory Committee Meeting of Dec. 10, 1985

Property Owner: A. Robert Spezzano

Location: NE corner of Herwood Rd. & Offutt Court District 2nd

Water Supply Private Sewage Disposal Private

COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

() A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 214 Zoning Advisory Committee Meeting of 12/13/85
Page 2

() Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.

() Soil percolation tests (have been/must be) conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Application.

() Prior to company approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

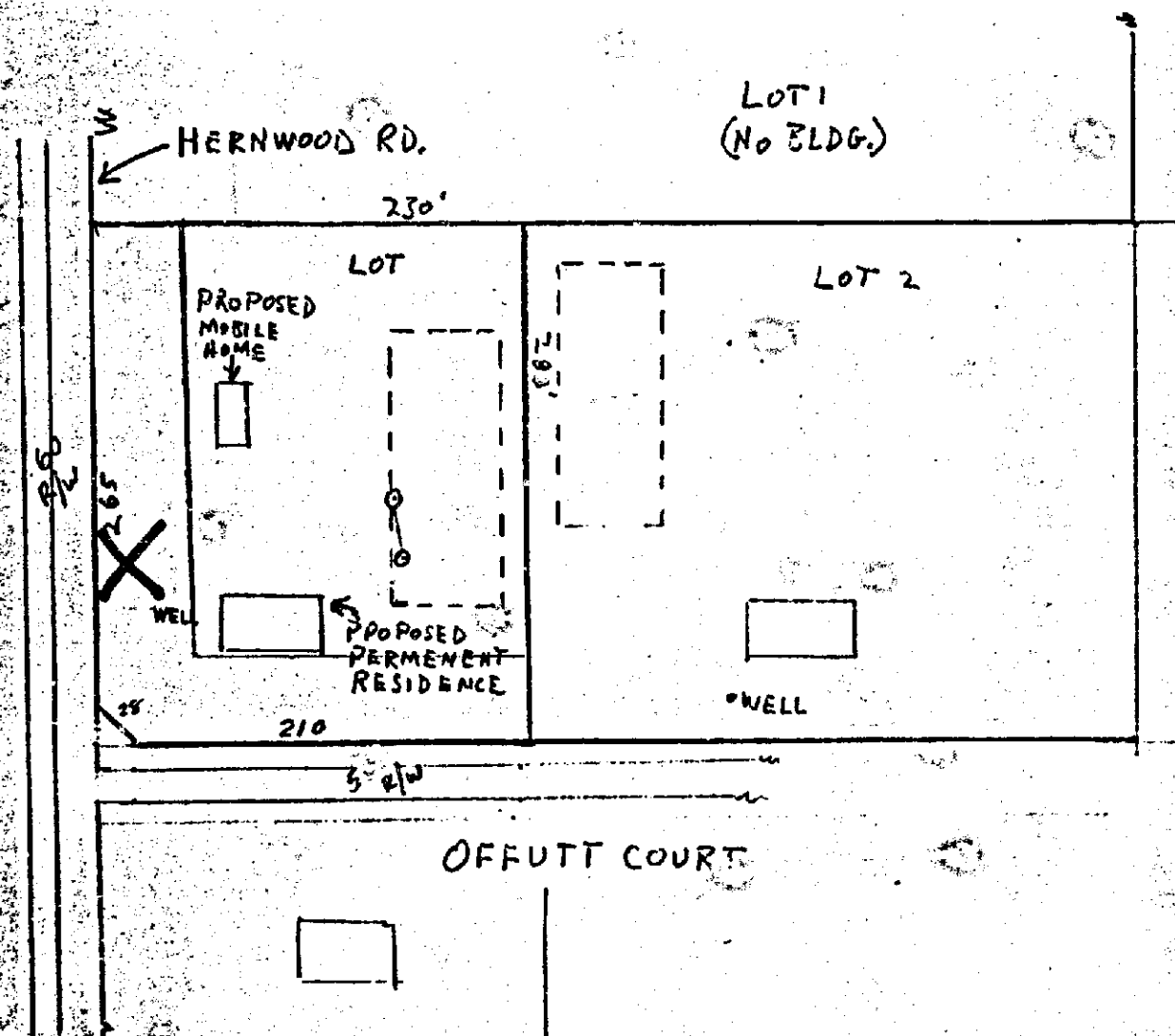
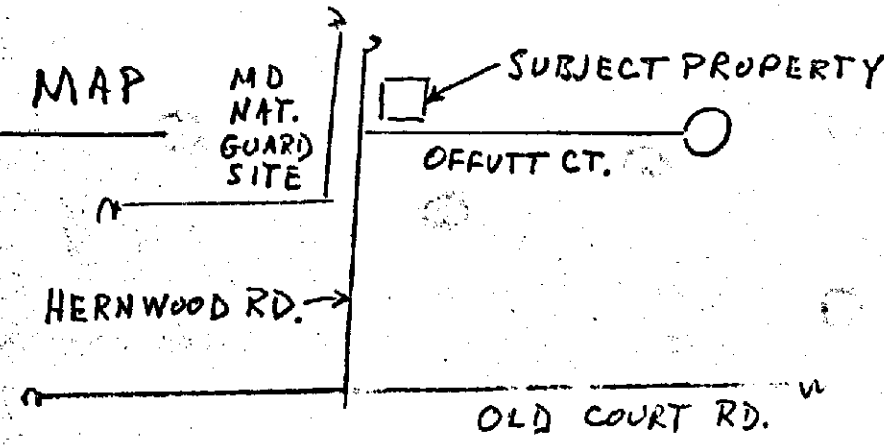
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() Others: Petitioner must apply for a trailer permit however, the trailer permit cannot be approved until the septic system is installed and inspected. In addition, the mobile home should be disconnected from the septic system and removed when the house is completed.

John A. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

VICINITY MAP



PLAT FOR ZONING VARIANCE

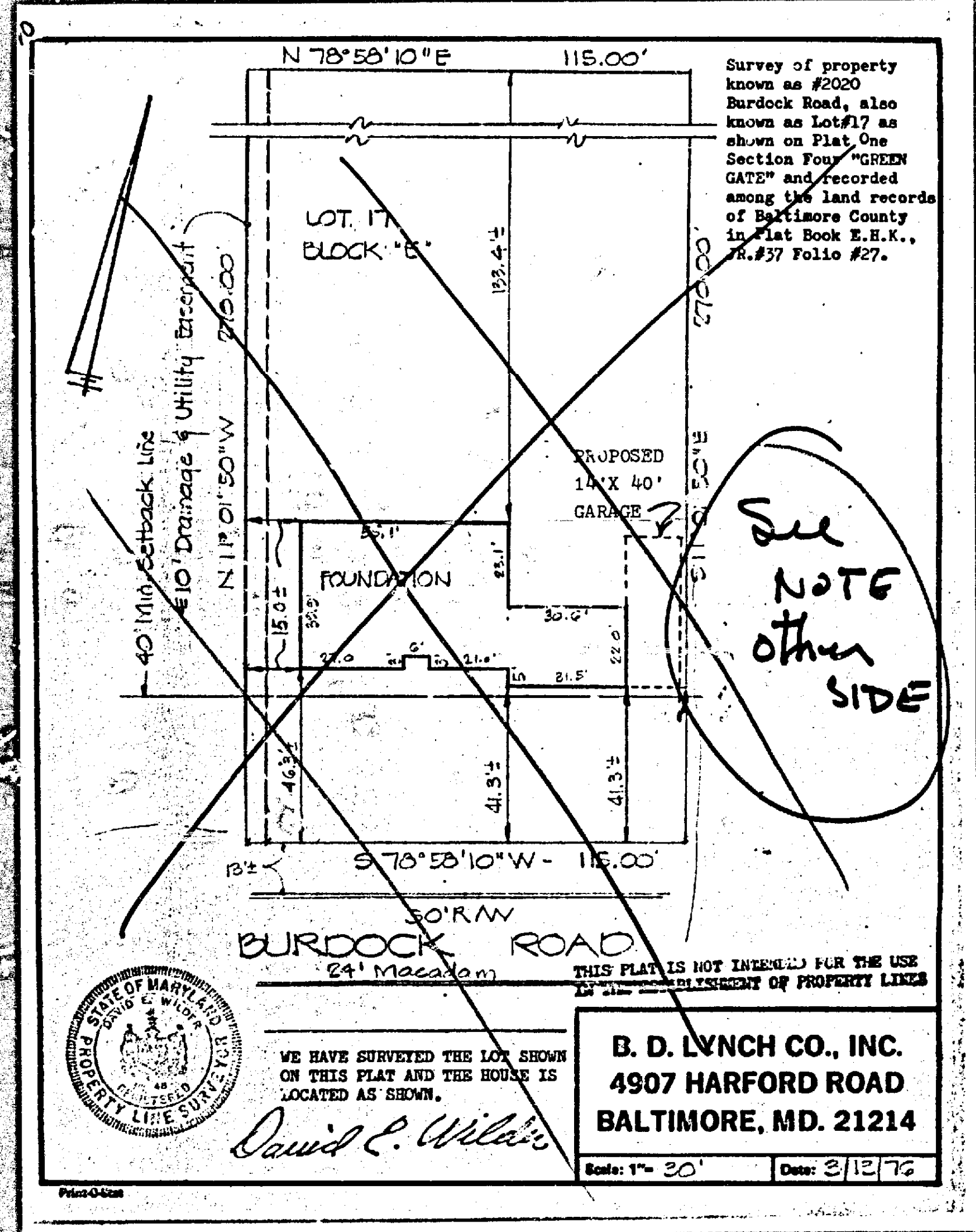
OWNER - ROBERT & CHERYL SPEZZANO

DISTRICT - 2, ZONED RC5 (RDP)

SUBDIVISION - OFFUTT MANOR - LOT 3 - BOOK 40 - FOLIO 94

SCALE 1" = 100'

1 sign #214



ZONING DESCRIPTION

Beginning on the northeast corner of Hernwood Road and Offutt Court
Being Lot 3 in the subdivision of Offutt Manor.
Book No. 40 Folio 94

MAP 105-616-78
 10
 E.D. 2
 DATE 1/15/87
 200 1/15/87
 1000 1/15/87
 OF

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 100.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Temporary Use (approx. 5 mos.) of a residential house trailer on a residential lot in the Granite area during construction of permanent residence at same site.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
 (Type or Print Name) _____ (Type or Print Name) _____
 Signature _____ Signature _____
 Address _____ Address _____
 City and State _____ City and State _____
 Attorney for Petitioner: _____
 (Type or Print Name) _____
 Address _____
 City and State _____
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
 City and State _____
 Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of February, 1986, at 11:30 o'clock.

Call John
 Zoning Commissioner of Baltimore County.

Mr. A. Robert Spezzano
 Mrs. Cheryl T. Spezzano
 134 Quincy Avenue
 Dedham, Massachusetts 02026

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
 Reg. @ NE/Cor. of Herwood Rd. and Offutt Ct.
 2nd Election District
 Petitioners: A. Robert Spezzano, et ux
 Case No. 86-313-SPH

TIME: 11:30 a.m.

DATE: Wednesday, February 19, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE 1/26/86 ACCOUNT 86-01-676-074

AMOUNT \$ 35

RECEIVED FROM *Call*

FOR *Filing Petition 214*

VALIDATION OR SIGNATURE OF COMPUTER

IN RE: PETITION SPECIAL HEARING
 Beginning at the NE/corner
 of Herwood Road and Offutt
 Court - 2nd Election District

A. Robert Spezzano, et ux,
 Petitioners

ORDER

Pursuant to a letter to the Zoning Office, dated December 30, 1985, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of January, 1986, that the above-referenced matter be and is hereby DISMISSED without prejudice.

Call John
 Zoning Commissioner of Baltimore County

cc: Mr. & Mrs. A. Robert Spezzano
 Mr. F. P. Todd, Jr.
 People's Counsel

ORDER RECEIVED FOR FILING
 DATE January 29, 1986
 BY *Call John*
 ADMINISTRATIVE ASSISTANT

PETITION FOR SPECIAL HEARING 2nd Election District

LOCATION: Beginning at Northeast Corner of Herwood Road and Offutt Court

DATE AND TIME: Wednesday, February 19, 1986, at 11:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to approve temporary use (approximately 8 months) of a residential house trailer on a residential lot in the Granite area during construction of permanent residence at same site.

Being the property of A. Robert Spezzano, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JARLOM
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting January 21, 86

Posted for: Special Hearing

Petitioner: A. Robert Spezzano, et ux

Location of property: Reg. NE/Corner of Herwood Road & Offutt Ct.

Location of Sign: NE/Corner of Herwood Road and Offutt Court

Remarks: *Call John*

Posted by: *Call John* Date of return: January 31, 86

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 30, 1986

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, MD, appearing on January 30, 1986.

THE JEFFERSONIAN

18 Kentish
 Publisher

Cost of Advertising

27.50

PETITION FOR SPECIAL HEARING
 LOCATION: Beginning at Northeast Corner of Herwood Road and Offutt Court
 DATE AND TIME: Wednesday, February 19, 1986, at 11:30 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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 Petition for Special Hearing to approve temporary use (approximately 8 months) of a residential house trailer on a residential lot in the Granite area during construction of permanent residence at same site.

86-313-SPH

Case No. 86-313-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
day of January, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner: A. Robert Spezzano, et ux
Received by: James E. Dyer, Jr.
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

Date: January 31, 1986

SUBJECT: Zoning Petition No. 86-313-SPH

In view of the subject of this petition, this office offers
no comment.

NEG:JGR:slm

Norman E. Gerber, AICP
Director

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
January 23, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. and Mrs. A. Robert Spezzano
134 Quincy Avenue
Bedham, Mass. 02026

RE: Item No. 214 - Case No. 86-313-SPH
Petitioners - A. Robert Spezzano, et ux
Special Hearing Petition

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Dear Mr. and Mrs. Spezzano:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer, Jr.
Chairman
Zoning Plans Advisory Committee

JED:nrr

Enclosures

cc: Mr. P. R. Todd, Jr.
19 Holmes Avenue
Catonsville, Maryland 21228

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

NORMAN E. GERBER
DIRECTOR

JANUARY 24, 1986

Re: Zoning Advisory Meeting of December 10, 1985
Item # 214
Property Owner: A. ROBERT SPEZZANO, et ux
Location: NE CORNER OF HERWOOD RD.
AND OFFUTT COURT

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

☒ There are no site planning factors requiring comment.
☒ A County Review Group Meeting is required.
☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
☒ A record plat will be required and must be recorded prior to issuance of a building permit.
☒ The access is not satisfactory.
☒ The circulation on this site is not satisfactory.
☒ The parking arrangement is not satisfactory.
☒ Parking calculations must be shown on the plan.
☒ This property contains soils which are defined as wetlands, and development on or alteration of the floodplain is prohibited under the provisions of Section 22-108 of the Baltimore County Code.
☒ Regulations.
☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
☒ The amended Development Plan was approved by the Planning Board on 1/13/86.
☒ Zoning: Must comply with Baltimore County Land Use Manual, Section 111-178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
☒ The property is located in a deficient service area as defined by Section 111-178-79, and as conditions change are reevaluated annually by the County Council.
Additional comments:

cc: James Howell

Norman E. Gerber
Director, Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4000

PAUL H. REINCKE
CHIEF

December 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: A. Robert Spezzano, et ux
Location: NE corner Herwood Road and Offutt Court

Item No.: 214 Zoning Agenda: Meeting of December 10, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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EXCEEDS the maximum allowed by the Fire Department.

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() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comment at this time.

Reviewed and Approved: John F. O'Neill
Planning Group
Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

December 27, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 214, Zoning Advisory Committee Meeting are as follows:

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Location: NE corner of Herwood Road and Offutt Court
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APPLICABLE TYPES AND CODES

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F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

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J. Comments:

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 105, Site Copy Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Surman, Chief
Building Plans Review

L/27/85

BALTIMORE COUNTY DEPARTMENT OF HEALTH

12/13/85
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 214, Zoning Advisory Committee Meeting of Dec. 10, 1985

Property Owner: A. Robert Spezzano

Location: NE corner of Herwood Rd. & Offutt Court District 2nd

Water Supply Private Sewage Disposal Private

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SS 20 1082 (1)

Zoning Item # 214 Zoning Advisory Committee Meeting of 12/13/85
Page 2

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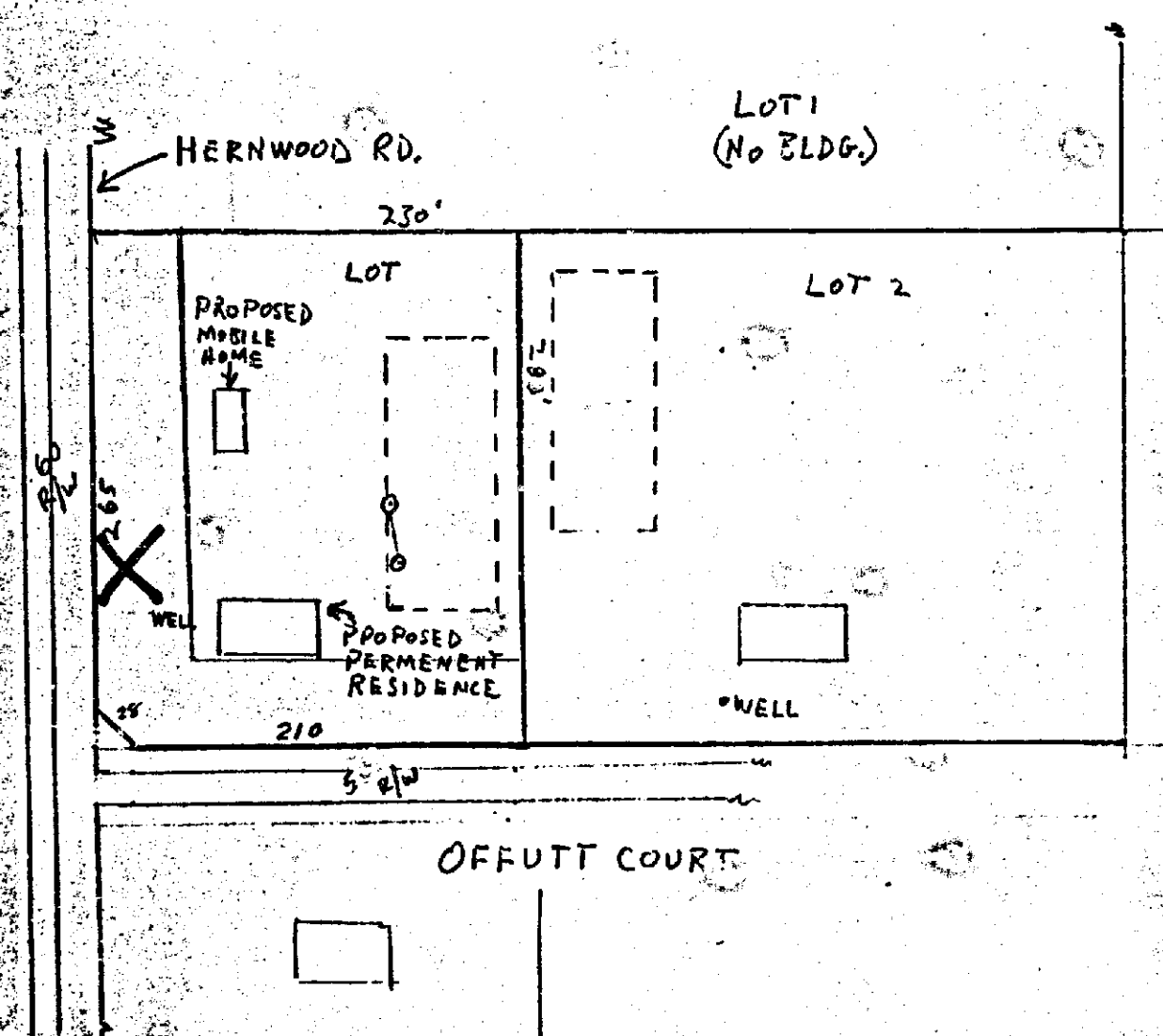
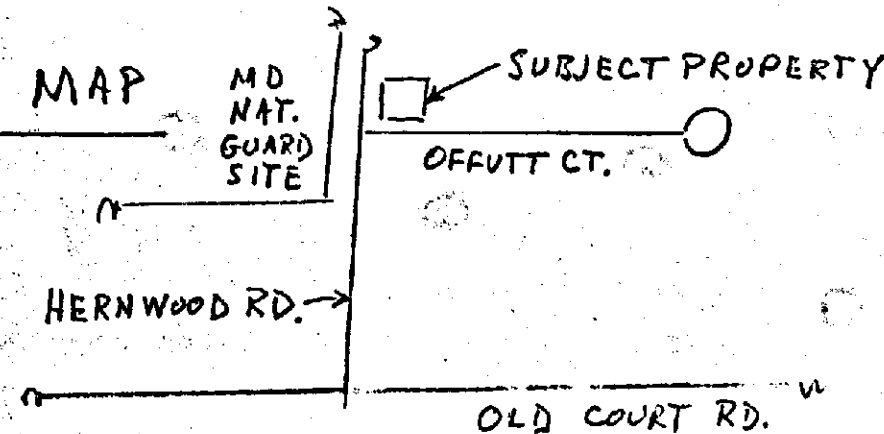
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San A. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

VICINITY MAP



PLAT FOR ZONING VARIANCE

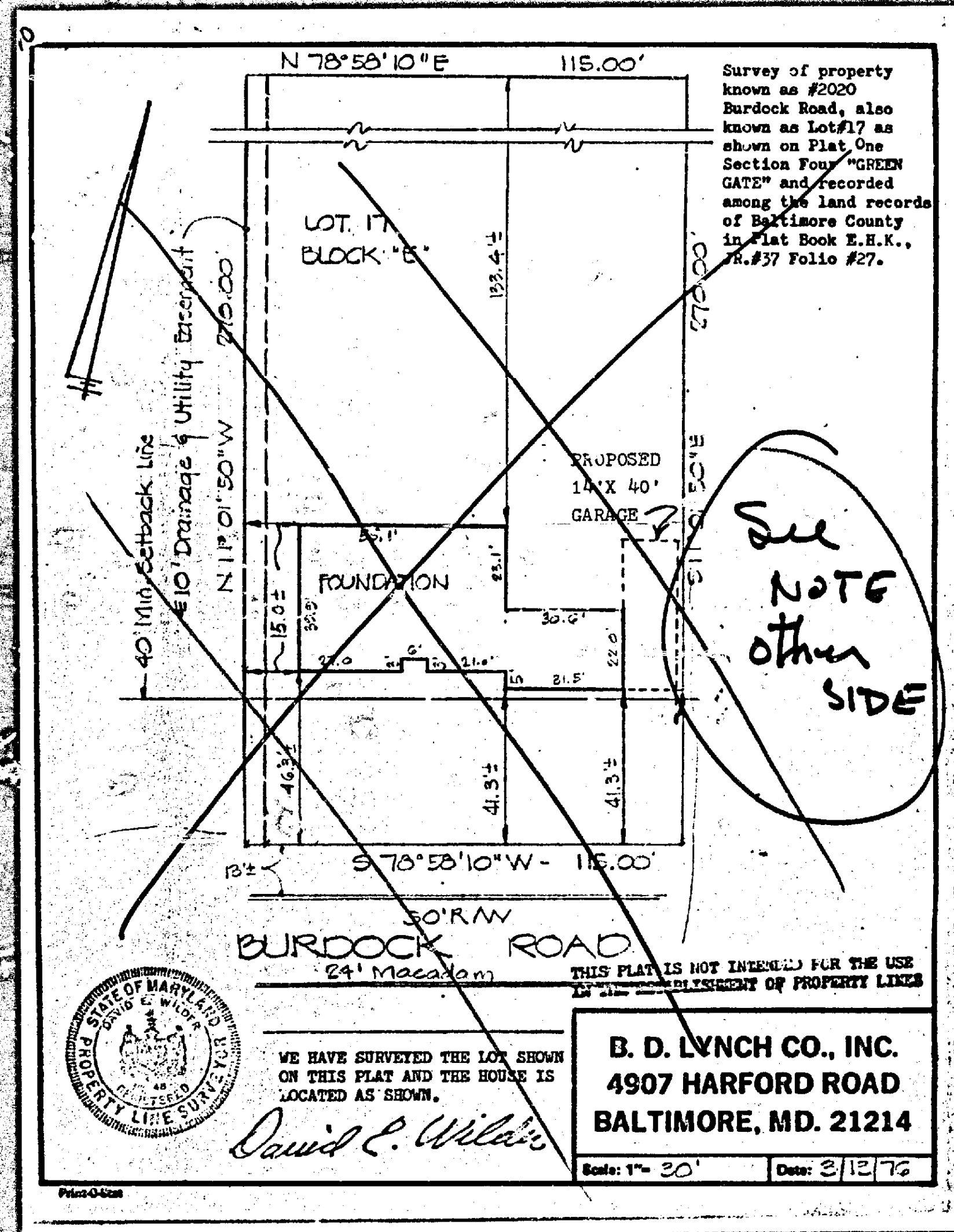
OWNER - ROBERT & CHERYL SPEZZANO

DISTRICT - 2, ZONED RC5 (RDP)

SUBDIVISION - OFFUTT MANOR - LOT 3 - BOOK 40 - FOLIO 94

SCALE 1"=100'

1 sign #214



ZONING DESCRIPTION

Beginning on the northeast corner of Hernwood Road and Offutt Court
Being Lot 3 in the subdivision of Offutt Manor.
Book No.40 Folio 94